



Uppertown, Wolsingham, DL13 3ES
1 Bed - Cottage - Terraced
£165,000

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Uppertown Wolsingham, DL13 3ES

Robinsons are delighted to offer to the sales market this truly charming one-bedroom cottage, nestled in the heart of the picturesque village of Wolsingham, Weardale. Full of character and warmth, the property enjoys a wonderfully cosy atmosphere throughout, with traditional features including an electric style log-burning stove that creates a welcoming focal point in the lounge. The cottage benefits from gas central heating via a combination boiler and double-glazed windows.

One of the most appealing features of this lovely home is the enclosed rear garden, along with the delightful balcony that enjoys peaceful countryside views. This elevated outdoor space is perfect for relaxing with a morning coffee or unwinding on summer evenings while taking in the surrounding scenery.

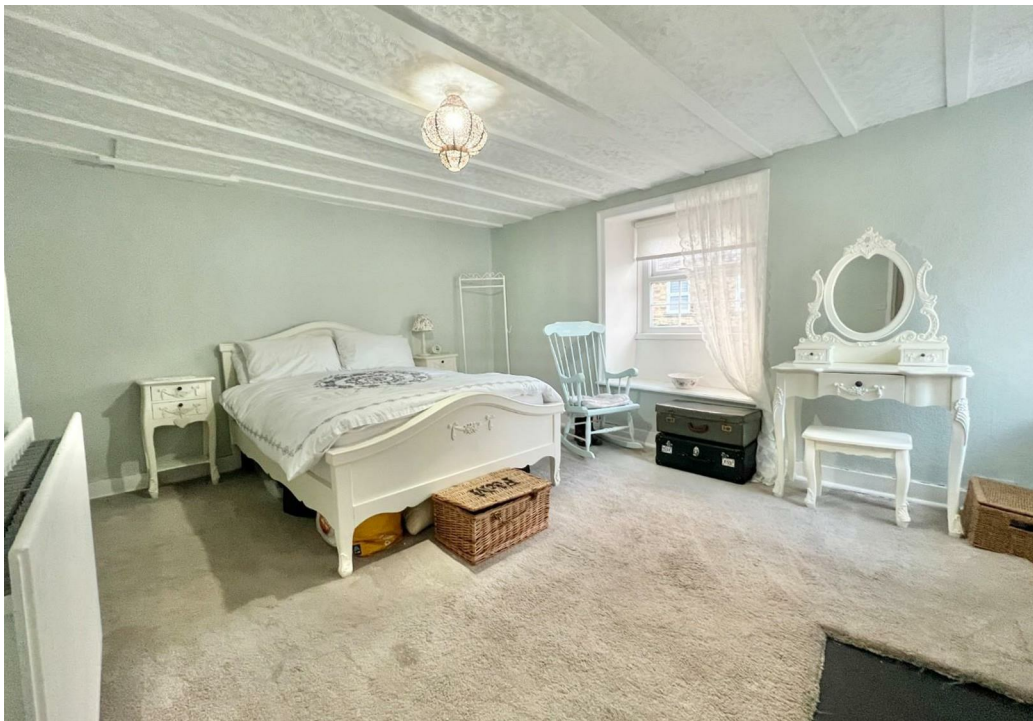
The accommodation comprises an entrance vestibule leading into a cosy lounge with windows to the front and side, and useful understairs storage. The kitchen is thoughtfully fitted with a range of storage units and integrated appliances, providing a practical yet charming space for everyday living.

Upstairs, there is a generous double bedroom offering a calm and restful retreat, along with a characterful bathroom featuring a freestanding bath, wash hand basin, and WC. From the landing, access leads to the attic space, which includes a shower room and French doors opening onto the delightful balcony with its far-reaching rural views.

Outside, the enclosed rear garden is mainly paved with established flower beds and enjoys a lovely open outlook over the surrounding countryside - a peaceful spot to enjoy the outdoors.

Wolsingham is a sought-after village within Weardale, known for its friendly community, independent shops, and local amenities. Surrounded by beautiful countryside and scenic walks, the village also benefits from regular bus services connecting to neighbouring villages and towns.

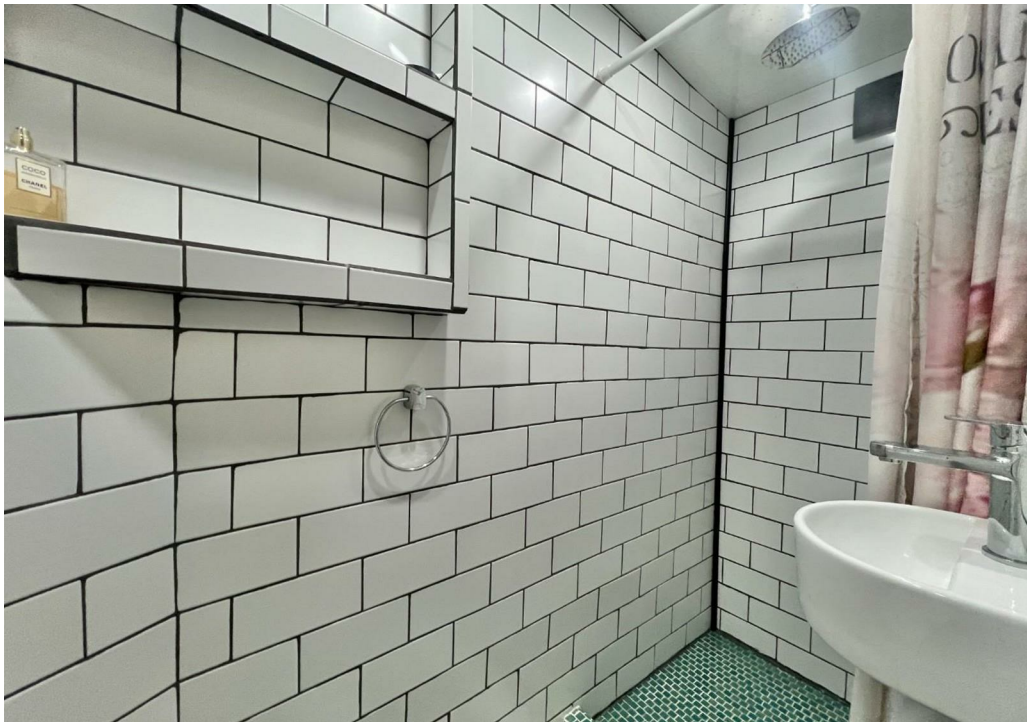












Viewings

Viewings are by appointment only, contact Robinsons to arrange yours.

Agent Notes

Council Tax: Durham County Council, Band A £1701.00

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

EPC- D

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate – being applied for - n/a

Rights & Easements – None known.

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – No

Planning Permission – n/a

Accessibility/Adaptations – Rear balcony accessed via attic.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

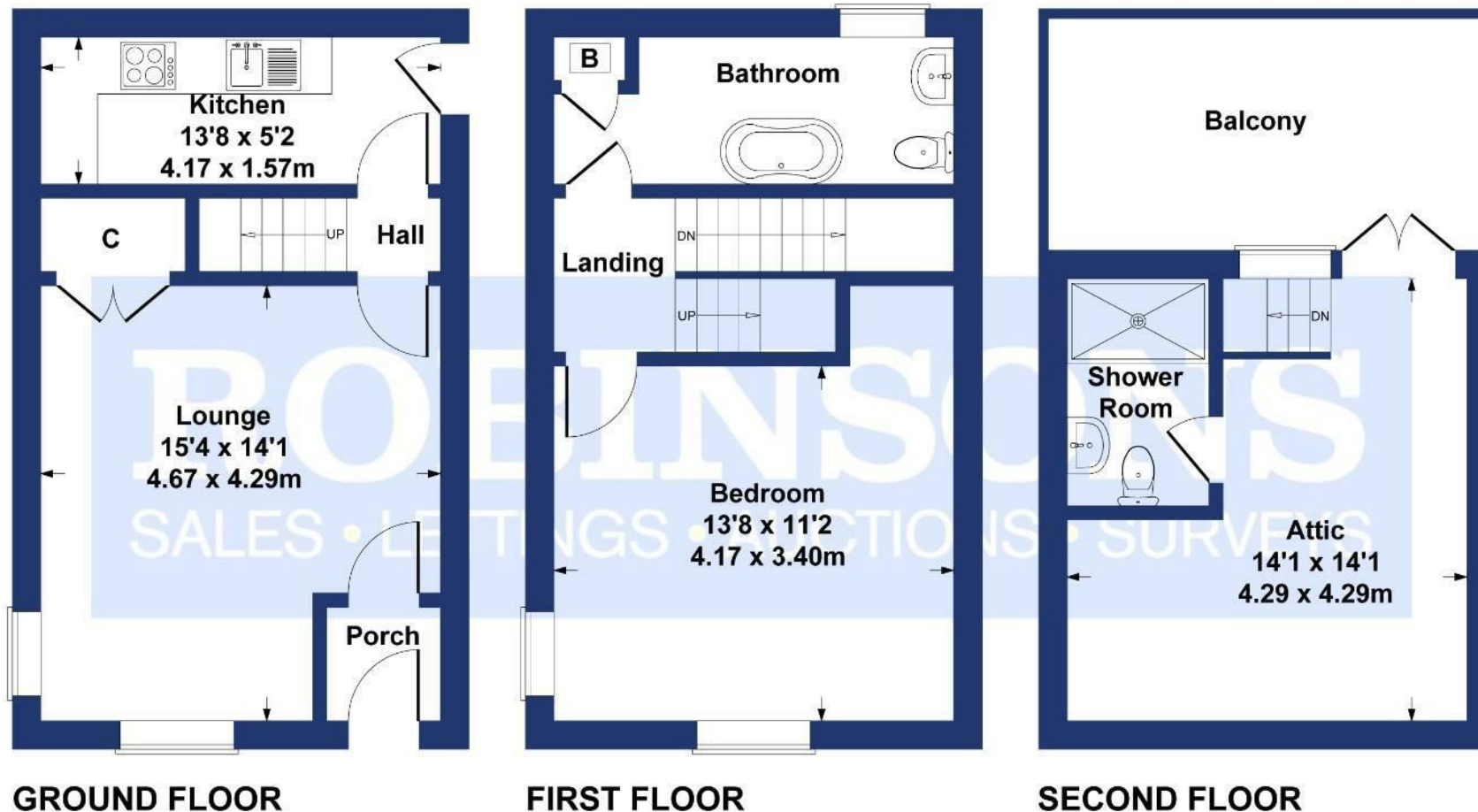
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Uppertown Wolsingham

Approximate Gross Internal Area

898 sq ft - 83 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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